



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-130: To accept a deed from the School Board conveying 1722 Arlington Road to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed.

To: City Planning Commission
From: Department of Economic & Community Development
Date: June 15, 2015

PETITIONER

City of Richmond, Department of Economic & Community Development

LOCATION

1722 Arlington Road

PURPOSE

In conformance with Section 15.2-1803 of the Code of Virginia, an ordinance is needed to accept from the School Board the conveyance of the real property located at 1722 Arlington Road and to authorize the execution of the deed by the Chief Administrative Officer.

SUMMARY & RECOMMENDATION

This property was formerly controlled by the School Board and was formerly operated as the location of the Richmond Public Schools' Driver's Education Program and the building was used for storage of various school supplies and equipment. At the beginning of the 2014-2015 school year the Driver's Education Program was moved to the Norrell School site.

On April 20, 2015 the School Board approved the attached Resolution executed on April 22, 2015 conveying management and control of the property to the City for disposition. The building is currently only used for storage of equipment and furniture, which Richmond Public Schools intends to relocate prior to transfer of the property to the City. The City's intent is to sell the property for redevelopment. By selling this property, the City will stimulate private investment, job creation and economic development in the area.

The 1722 Arlington Road property is noted for its significant location visibility to and from the interstate. The site consists of approximately 4.629 acres of land and a warehouse/office building that was constructed in 1940. The building improvements total approximately 60,668 square feet. On April 20, 2015 the School Board approved the attached Resolution conveying management and control of the 1722 Arlington Road property to the City for disposition.

The 1722 Arlington Road site is adjacent to Interstate 95/64 within close proximity to the Boulevard/The Diamond Property. The property was originally acquired by the City of Richmond for the use of the School Board of the City of Richmond on September 10, 1976 with the

condition that the building be utilized continuously for education purposes for a period of thirty (30) years from that date set forth by the United States of America's Secretary of Health, Education and Welfare. That use restriction expired as of 2006. The property was being operated as the location of the Driver's Education Program and the site was used storage of for various school supplies and equipment. The building is currently only used for storage of equipment and furniture.

The City Administration, including the Department of Economic & Community Development, recommend approval.

FINDINGS OF FACT

Site Description

The site consists of 4.629 located in the The Diamond neighborhood of the Near West planning district. The property is improved with surface parking and a 60,668 sq ft building constructed, per tax assessment records, in 1940.

Proposed Use of the Property

Conveyance of property for redevelopment purposes.

Master Plan

The Master Plan designates the subject property for Industrial land use. Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access.

Zoning

The subject property is located within the M-2 Heavy Industrial Zoning District.

Surrounding Area

The subject property is bound to the north by I-95/I-64, to the east and south by Boulevard and The Diamond, and to the west by an industrial area.

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